

FY2022 SCHOOL DEPARTMENT BUDGET OVERVIEW

Annual Town Meeting
June 5, 2021



ANDOVER
PUBLIC SCHOOLS
Massachusetts

Andover Public Schools Status Highlights

- Many thanks to school and town staff who have come together to support Andover students during this difficult school year
- All APS schools have returned to full in-person learning while maintaining an option for remote academy
 - Elementary and middle schools full return in April 2021, Andover High full return in May 2021
 - Remote academy will not be an option for the 2021/22 school year

FY 2022 Budget Drivers (1 of 2)

- State Aid (Chapter 70) held steady FY21 to FY22
 - 78% of Massachusetts districts to receive only the minimum increase in Chapter 70 state aid (\$30 per student)
 - Significant portions of the Student Opportunity Act (passed in November 2019) delayed due to pandemic
- Staffing and Collective Bargaining
 - Step & track changes alone (no COLA) adds \$1.3M in FY22
 - 5 CBAs under active negotiation
- Continuation of Tuition-Free Full-Day Kindergarten (FDK)
 - FY22 staff salaries paid partially from operating budget (\$306,098) and partially from balance in FDK tuition revolving account (\$400,000)

FY 2022 Budget Drivers (2 of 2)

- Mitigating Student Learning Gaps
 - Maintain existing staff in order to keep student-to-teacher ratios as low as practical
 - Addition of 3.0 teaching FTEs: impacts each level of learning (K-12); provides scheduling flexibility to increase time on learning for core subjects, particularly in middle schools
- Incremental Educational Areas
 - High school guidance counselor from 0.6 to 1.0 FTE
 - Two elementary math coaches from 0.5 to 1.0 FTE each
- Ongoing Support for Health & Safety
 - School nurse at WestEI (1.0 FTE, anticipated offset from grants)

FY 2022 Budget Reductions

- Reductions from FY21 to FY22 include:
 - Out-of-district special education tuition expenses (\$199,738) and shift to circuit breaker (\$332,342)
 - Athletics (\$50,000, returning to pre-pandemic level)
 - Custodial overtime (\$15,000)
 - Transportation (\$10,000)
- Savings (\$50,000) from staff turnover and retirements

FY 2022 Budget Recommendation

**FY22 School Operating Budget
Request for Voter Approval:**

\$92,593,452

- 3.75% budget increase over FY21
- Lowest percentage increase since FY16
- Met with unanimous support of the School Committee, Select Board and Finance Committee

The background image shows a busy classroom scene. Several adults and children are gathered around tables, looking at papers and books. The room has pink walls, a bookshelf filled with books, and various educational posters and displays on the walls. The overall atmosphere is one of active participation and learning.

THANK YOU

Annual Town Meeting
June 5, 2021



ANDOVER
PUBLIC SCHOOLS
Massachusetts



Financing Andover's Unfunded Pension Liability

2021 Annual Town Meeting



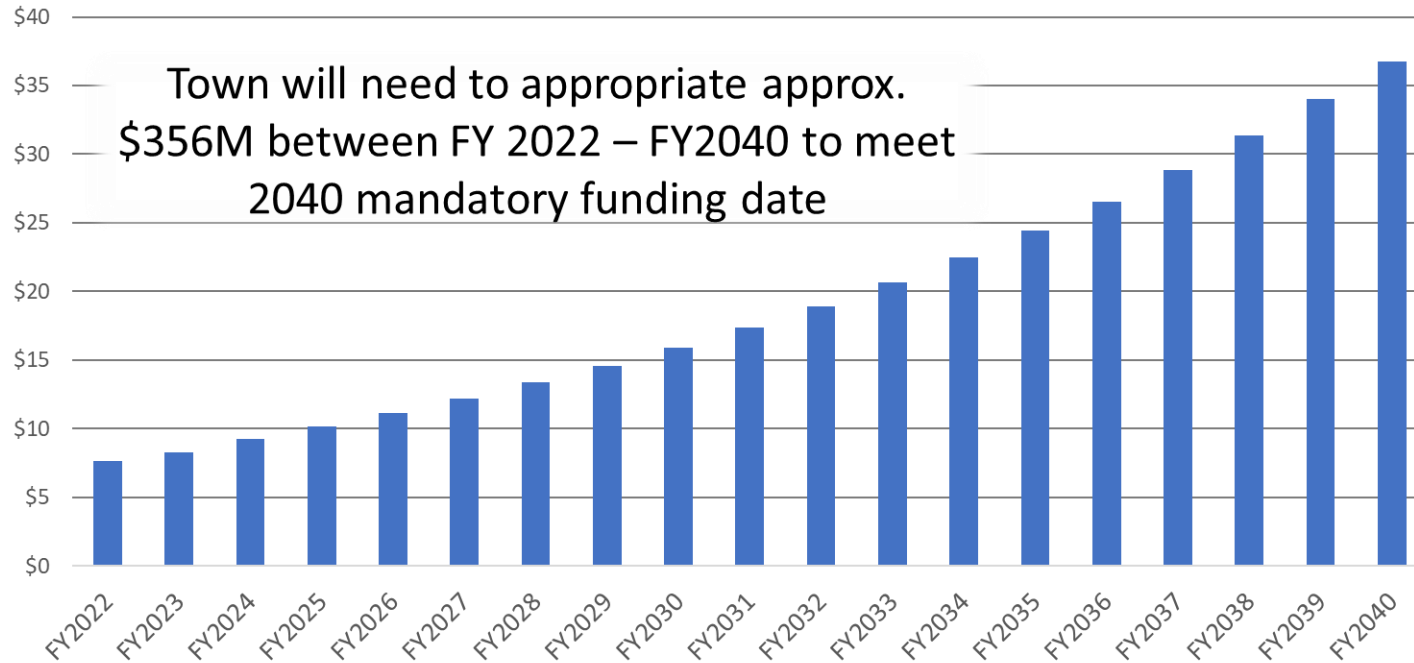
The Objective

Restructure the funding requirements for the Town's unfunded pension liability for the following purposes:

- 1.) Reduce the annual growth in pension costs in order to mitigate potential impacts on Town and School services
- 2.) Establish a predictable funding plan that establishes reserves to mitigate future taxpayer impacts
- 3.) Reduce the overall cost of funding the unfunded pension liability

"In our opinion, a credit weakness is Andover's large pension and OPEB obligation that is currently manageable but may pressure the rating over the medium to long term" – Standard & Poor's

The Current Plan - \$356M



The Reality of the Current Plan

Revenue Growth

1.5% - 3%

**Pension Appropriation
Growth**

6.5% - 9%

How Do We Get to Fully Funded?

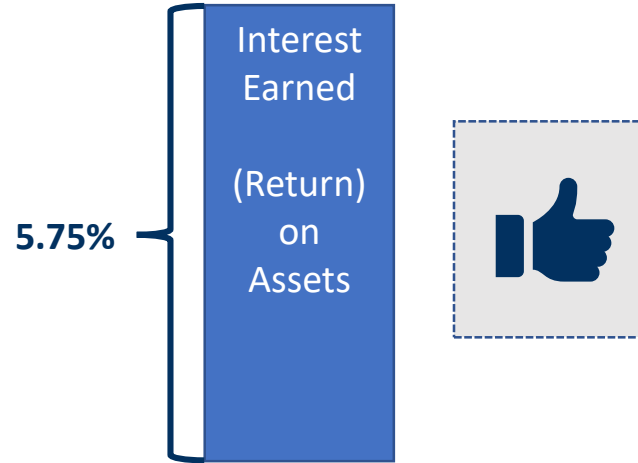
- 1) Fund 75% of the Unfunded Liability through Pension Obligation Bonds
 - a) \$146M for Pension Obligation Bond (POB), 18 year borrowing term
 - b) \$29M Additional Authorization
 - c) **Only exempt \$87.5M from Proposition 2 ½ (June 15th)**
- 2) Increase annual pension allocation within the operating budget from \$8.87M to \$11M and increase it annually by 2%
- 3) Establish reserve fund from active employee contributions and the General Fund to offset losses and/or reconcile new unfunded liability

Understanding the Mechanics of POBs

For the plan to work as presented, the following two conditions must be met:

Condition #1: Funds from POBs must earn more than the rate at which they borrowed

Condition #2: Current and accumulating assets must earn an amount equal to the increasing cost of the liability



- 5 Year Average Return – 7.86%
- 10 Year Average Return – 8.52%
- 18 Year Average Return – 5.89%

Risk Mitigation

1) Reduced the Target to 5.75%

- a) 2nd Lowest Assumed Rate of Return in the US
- b) Average for Public Systems – Approx. 7.1%

RETURN FORECASTS	
Building Block Method	6%
Consensus Forecast (39 Firms)	6.67%
Monte Carlo Simulation	5.57%

2) Establish reserve fund from **active** employee contributions and the General Fund to offset losses and/or reconcile new unfunded liability

- a) Contributions would total approximately \$5.5M over 18 years from employees
- b) Contributions would total approx. \$14M from the General Fund

3) Annual Increases to the General Fund Contributions

Reality of the Risk – The Retirement Plan is dependent on investment returns under all scenarios

Comparing the Options – Impact to Taxpayers

Current Plan

\$356M

Total Cost of Fully Funding the Pension
System

FY 2022 – FY2040

18 Year Additional Tax
Impact

Approx. \$8.360

Proposed Plan

\$275M

Total Cost of Fully Funding the Pension
System

FY 2022 – FY2040

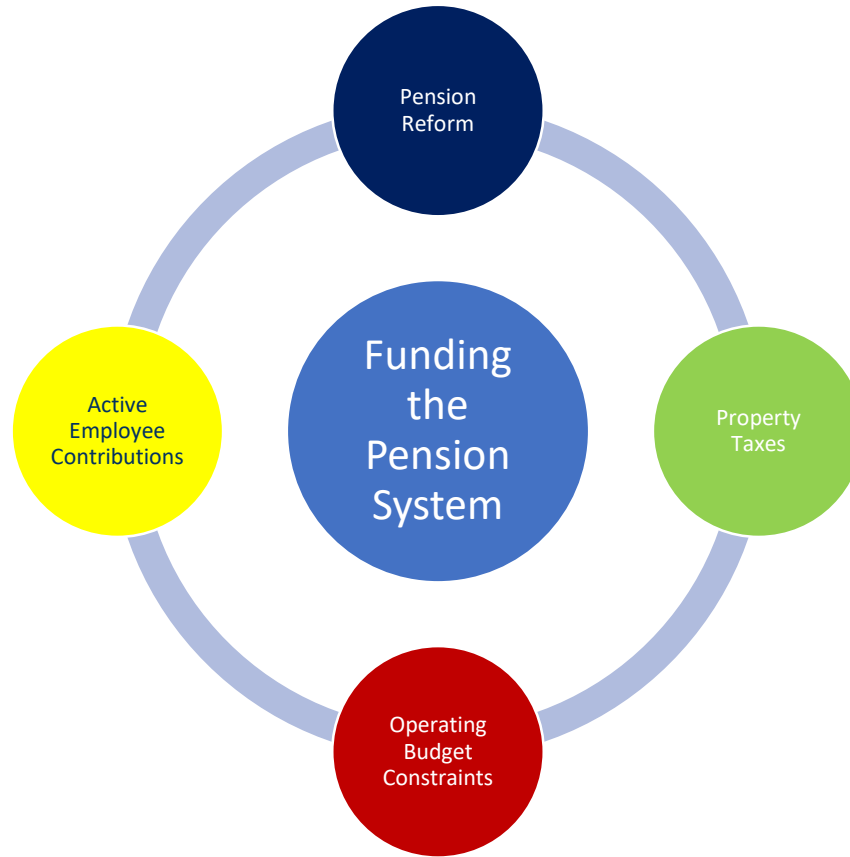
18 Year Additional Tax Impact

Approx. \$3,740

Comparing the Options

	YES on Article 7	NO on Article 7	Comparison
Pension Liability Cost	\$275M	\$356M	\$81M
Annual Tax Impact	\$207	\$465	\$258
Service Impacts	Minor	Major	Major*

* No vote will have major service impacts and/or require Operating Override



Next Steps

- Appoint Investment Advisory Committee
- Borrowing authorizations for both West Elementary & Shawsheen Preschool Building Project and POB's will require Town Meeting approval (Today)
- Both West Elementary & Shawsheen Preschool Building Project and POB's will require debt exclusion votes (June 15th)
- **Investment Committee will conduct sensitivity analysis and make final recommendation on how to proceed with POBs (August 2021). Recommendation will be delivered before funds are borrowed**

Community Driven Process with over 50 Public Meetings

Questions, comments, and feedback from residents shaped the current plan

Public Presentations
Virtual Office Hours
Select Board Meetings
Finance Committee Meetings
Revenue and Expenditure Task Force Meetings
School Committee Meetings

March 4, 2020	March 9, 2020	November 10, 2020	November 30, 2020	December 2, 2020
December 9, 2020	December 10, 2020	January 13, 2021	January 14, 2021	January 25, 2021
January 27, 2021	January 28, 2021	February 9, 2021	February 18, 2021	February 26, 2021
March 9, 2021	March 10, 2021	April 1, 2021	April 6, 2021	April 8, 2021
April 13, 2021	April 15, 2021	April 20, 2021	April 22, 2021	April 26, 2021
April 27, 2021	April 28, 2021	April 29, 2021	May 4, 2021	May 5, 2021
May 6, 2021	May 11, 2021	May 13, 2021	May 18, 2021	May 20, 2021
May 25, 2021	May 26, 2021	May 27, 2021	June 1, 2021	June 2, 2021
June 3, 2021				

What created the Pension problem?

- Municipalities were unable to make contributions to their unfunded pension liabilities until the mid 1980s
 - MGL Chapter 32
- Andover's Contributory Retirement System (ACRS) historically used unrealistic assumed rates of return (Discount Rate).
 - Rate as high as 8.00% as late as 2010
- The Discount Rate was not achieved through actual performance of the invested assets – causing the UAL to continue to grow larger over time

How has Andover addressed the problem?

- Utilizing lower Discount Rate

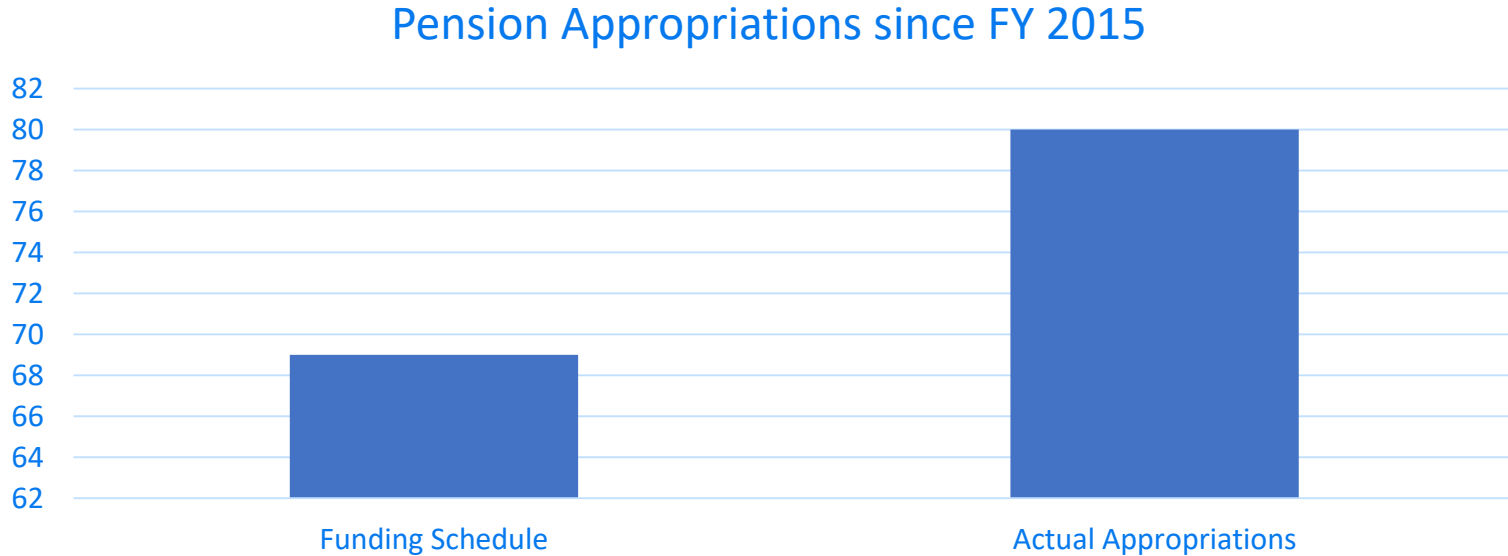
- The Andover Retirement Board voted to approve a 6.25% Discount Rate and extend the funding schedule out to 2037 (June 2020)
 - Increased the UAL by approx. \$25.7 million

- Pension Reform

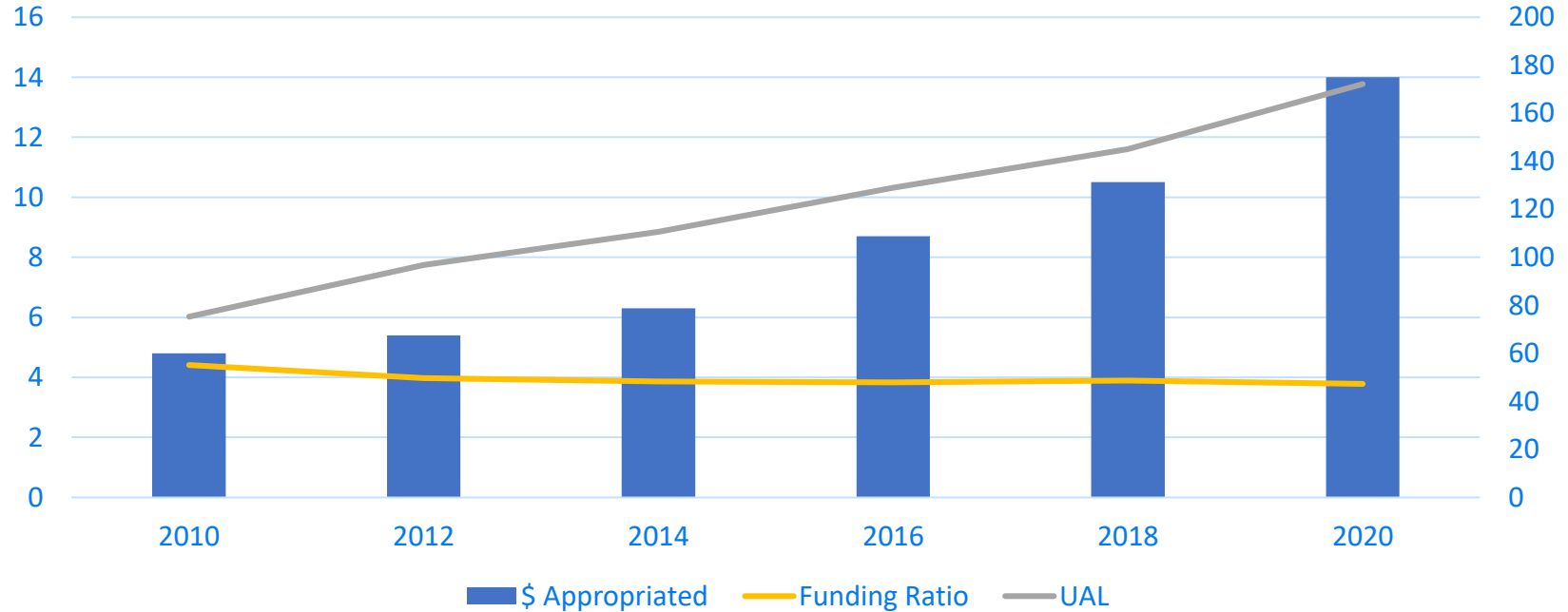
- While the Town may not make any changes to the eligibility for pension benefits, the Retirement Board may change eligibility and place limitations on buyback provisions. The Andover Retirement Board has implemented both reform measures.
 - New eligibility requirement = 30 hours (April 2021)
 - Removal of buyback provisions (May 2021)

Note: These reforms only effect NEW employees moving forward.

How has Andover addressed the problem?



Is Andover making progress?



Why Pension Obligation Bonds? Why now?

- The Town is seeking to take advantage of historically low interest rates
 - Current rate for a taxable Municipal Bond = 2.00%
 - Historical Low = 1.80%
 - Rate assumed for all financial analysis on issuance of POBs = 3.50%
- POBs have the potential to materially decrease the overall amount to be appropriated to fully fund the pension system.

Why should Andover take on this risk?

- It is important to note that the risk of the market underperforming also applies to the “Status Quo.” If current assets earn less than 5.75%, the \$356M will also increase
- If the actual rate of return on invested POB funds exceeds the borrowing rate – Andover taxpayers will SAVE MONEY.
 - This is achieved even if we earn less than the Discount Rate

What happens if we earn less than 5.75%

\$356M

Today's Cost of Fully Funding the Pension System



\$55M

Required Additional Funding

\$411M Total Funding

\$275M

Today's Cost of Fully Funding the Pension Under POB Plan



\$56M

Required Additional Funding

\$331M Total Funding

How do we stop this from happening again?

- Conservative Discount Rate – 5.75%
- Pension Reform
- Establishment of a Reserve Fund
- Annual increases to General Fund Contributions
- Annual Actuarial Valuations
- Establishment of Investment Advisory Committee

What happens if we vote “No” ?

- The Town will continue to appropriate funds to the pension system based upon the actuarial funding schedule
 - Approx. \$356M over the next 18 years
- Service reductions or an operating override would be necessary in order to meet this funding requirement in the next fiscal year and moving forward.
- Potential Loss of AAA bond rating – making ALL town borrowing MORE EXPENSIVE

Standard & Poor's Rating

- *In our opinion, a credit weakness is Andover's large pension and OPEB obligation that is currently manageable but may pressure the rating over the medium to long term.*
- *In fiscal 2019, Andover's pension contributions did not meet our actual static funding progress or our actual minimum funding progress, indicating the growth of the liability was larger than the pension contribution amount for that year.*
- *While we acknowledge the town is actively working to moderate its pension and OPEB liability, we continue to see a potential medium-term risk of increased budgetary pressure from such fixed costs, which could translate to rating pressure over the long-term, in particular if the liability continues to grow*

Support for Pension Obligation Bonds

The Following Boards/Committees Recommend Approval

Select Board

Finance Committee

School Committee

Revenue & Expenditure Task Force

Thank You



An aerial architectural rendering of a school campus. The main building is a large, multi-winged structure with a central courtyard. To the right is a large parking lot filled with cars. In the foreground, there are several soccer fields with white yard lines. The background is filled with green trees and a winding path.

Article 15:

**West Elementary & Shawsheen
Preschool**

**Annual Town Meeting
June 5, 2021**

Why this school and why now?

MULTIPLE PROBLEMS

West El & Shawsheen rated Poor or Unsuitable in the Town Facility Study June 2016:

- Existing Building Condition
- Educational Suitability
- Grounds Condition
- Technology Readiness

ONE SOLUTION

Partner with MSBA to build a combined new West Elementary and Shawsheen PreK

- 925 K to 5 students
- 130 PreK students



Building Committee Work Began June 2018

- SMMA Architects; PMA Owner's Project Manager
- Demographic Study
- Enrollment Study
- Study of Core Programs with review of Strategic Plan
- Educator and staff visioning sessions
- Design charrettes with educators and with community
- Cost estimation and value engineering
- Preferred Schematic Design by Summer of 2020

Additional Community & Stakeholder Input

Community involvement has been critical

- 48 Public Meetings
- 4 remote/televised public forums
- 8 community focus groups with citizen participation in areas of:
 - Education plan
 - Site design
 - Exterior/interior design
 - MEP Systems Sustainable Design

Presentations have provided important feedback

- | | |
|--------------------------------------|--------------------------------|
| • Select Board | • West Elementary PTO |
| • Finance Committee | • Council on Aging |
| • Revenue and Expenditure Task Force | • Andover Green Advisory Board |
| • Disability Commission | • Andover Rotary |
| • Bancroft PTO | • Economic Development Council |
| • Shawsheen PTO | • Andover Chamber of Commerce |
| • Town Wide PTO | |

Elementary Program – Proposed Design

Support for 925 kindergarten through fifth grade students

Educational Plan Features

- ✓ Universal Design for Learning (UDL)
- ✓ Authentic Learning Experiences
- ✓ Teacher Collaboration
- ✓ Social Emotional Learning



Educational Plan Priorities

- ✓ Inclusive, flexible and adaptable learning environments that enable access for all through UDL
- ✓ Spaces that support project-based learning, exhibitions and performances
- ✓ Planning and meeting spaces for teacher collaboration and data analysis
- ✓ Sense of community through small school neighborhoods, common areas and gathering areas in classrooms
- ✓ Outdoor connections that enable extended and environmental learning opportunities



Preschool Program – Proposed Design

Support for 130 pre-kindergarten students



Educational Plan Features

- ✓ Universal Design for Learning (UDL)
- ✓ High quality intervention beginning at age 3.0
- ✓ Educational services for wide range of disabilities
- ✓ Development of social emotional, physical and academic readiness
- ✓ Seamless transition to elementary school
- ✓ Teacher and family collaboration

Educational Plan Priorities

- ✓ Efficiencies and continuity in service delivery from PK through grade 5 in one building
- ✓ Multiplicity of specifically designed special education, assessment and clinical services to promote development and readiness
- ✓ Flexible, accessible and appropriate spaces, specifically equipped to address the diversity of significant disabilities
- ✓ Spaces for collaboration and consultation with families and the provision of related services
- ✓ Spaces that enable collaboration among specialists and coordination of services PK to grade 5

An aerial architectural rendering of a school campus. The main building is a large, multi-winged structure with a central courtyard. To the right is a large parking lot filled with cars. In the foreground, there are several soccer fields. The background is a dense forest.

Financial Impact

Estimated Project Cost

- Total Project Cost Estimate: \$151,661,968
 - MSBA Projected Maximum Reimbursement: \$38,442,620
(Rate: 45.95% ; Effective Rate: 25.35%)
 - Town Share: \$113,219,348
- Project would be financed through a debt exclusion which approves debt service that will be funded outside the limitations of Proposition 2 ½
 - Requires a 2/3 vote at Town Meeting on June 5th, 2021
 - AND a majority vote at the ballot box on June 15th, 2021

An aerial architectural rendering of a school campus. The main building is a large, multi-winged structure with a central courtyard featuring a circular area and a small field. The building has a mix of blue, brown, and white exterior colors. To the right of the building is a large parking lot filled with cars. In the foreground, there are several green sports fields with white yard lines. The entire campus is surrounded by lush green trees and grass. The text "Building Overview" is overlaid in the center of the image.

Building Overview

Site Plan – Existing Overlay















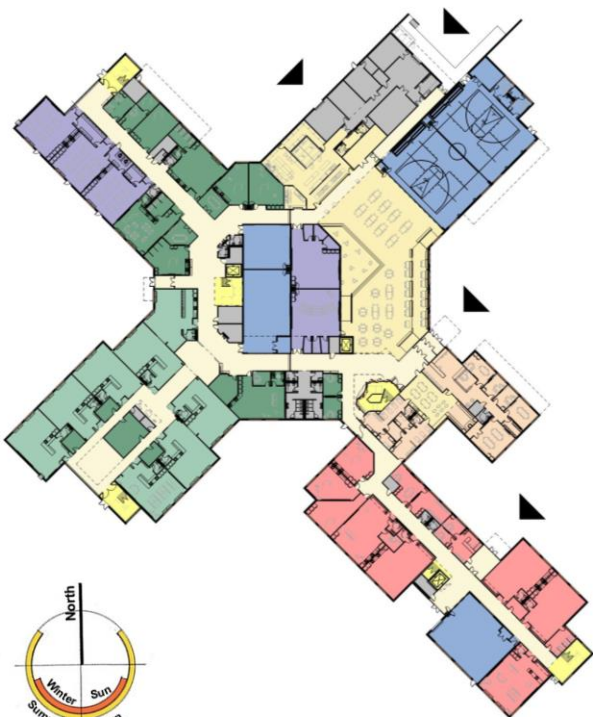
Proposed
West El &
Shawsheen



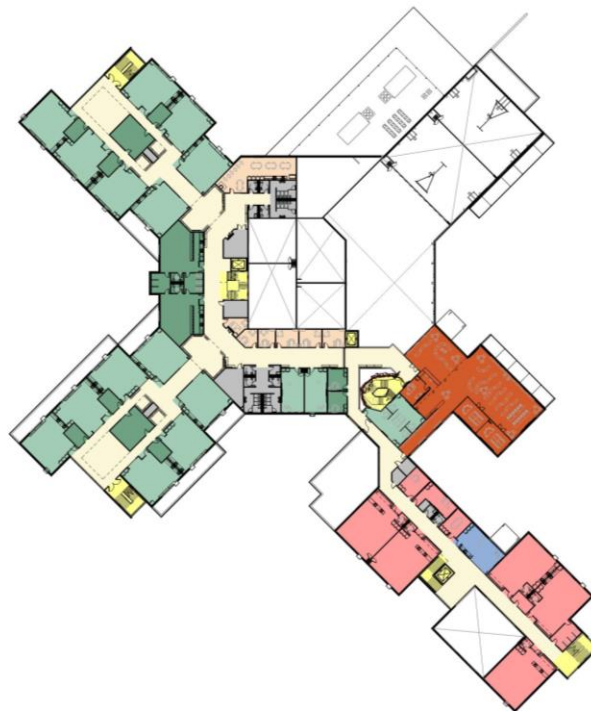
Floor Plans

PROGRAM LEGEND

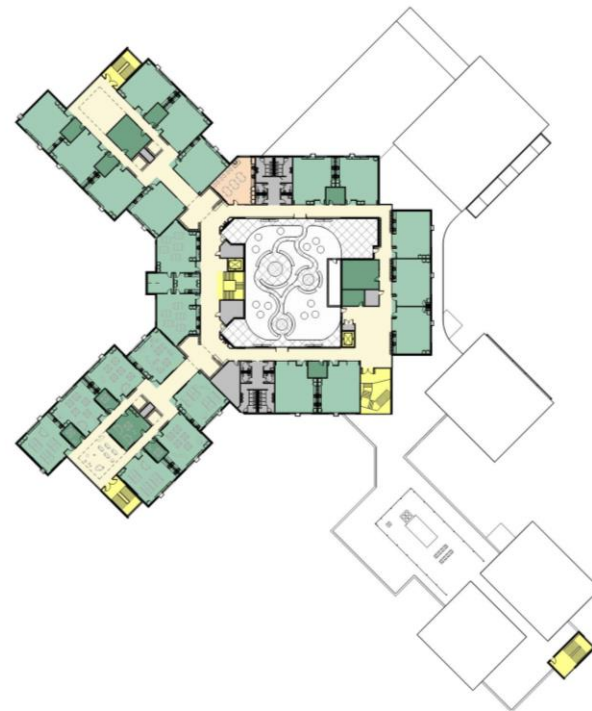
	Core Academic Spaces		Administration
	Special Education		Custodial & Maintenance
	Art & Music		Other
	Health and Physical Education		Hallways
	Dining		Vertical Circulation
	Medical		Preschool
			



LEVEL 1



LEVEL 2



LEVEL 3

Sustainable Design Process & Elements

- ✓ Eco-Charette
- ✓ Sustainability and MEP System Focus Group
- ✓ Utility Incentive Review
- ✓ Net Zero Ready Design
- ✓ LEED Silver Certification
- ✓ All Electric Building
- ✓ Full Air Conditioning – VRF System



- 
- An aerial architectural rendering of a school campus. On the left is a modern, multi-story building with blue and brown exterior panels and a central courtyard. To the right of the building is a large, rectangular green sports field with white yard lines. Surrounding the field and building are several parking lots filled with cars. The entire campus is surrounded by lush green trees and a winding road.
- ✓ NEED A YES VOTE ON JUNE 5TH
 - ✓ NEED A YES VOTE ON JUNE 15TH
 - ✓ OCCUPY IN 2024
 - ✓ FINALIZE SITE WORK IN 2025

An aerial photograph of a school campus. On the left, there are several school buildings with blue and grey roofs. In the center, there's a large parking lot filled with cars. To the right, there are several green sports fields with white markings. The background is a dense forest of green trees.

Play Video

<https://wetransfer.com/downloads/3128de2bfce1231ab5d6b8083a91b34b20210603124144/594bcca9fa5fec03fdf018535e666bcc20210603124144/023db7>

Article 15 Recommended Approvers

- SELECT BOARD voted 5-0 to recommend approval
- FINANCE COMMITTEE voted 9-0 to recommend approval
- SCHOOL COMMITTEE voted 5-0 to recommend approval
- PLANNING BOARD voted 5-0 to recommend approval
- COUNCIL ON AGING voted 11-0 to recommend approval
- ANDOVER GREEN ADVISORY BOARD voted 9-0 approval



Thank you for your vote!

**Annual Town Meeting
June 5, 2021**

Backup Slides

Multiple Problems:

West El and Shawsheen rated Poor or Unsuitable in the Town Facility Study - June 2016:

- Existing Building Condition
- Educational Suitability
- Grounds Condition
- Technology Readiness



One Solution:

- Partner with MSBA to Build a Combined New West Elementary and Shawsheen PreK
- 925 K-5 Students
- 130 PreK Students



Multiple Problems at Multiple Schools



West Elementary

- Originally constructed in 1951
- Additions built in 1956 and 1968
- Past its functional life in terms of building systems and instructional programming
- Classrooms are outdated with varied space and room configurations
- Safety & security concerns include interior office location and numerous exterior entryways which compromises supervision

Shawsheen Preschool



- Built in 1923
- Long been identified as a structure beyond its useful life; attempt to move population to Bancroft (2014) only partially successful
- Inadequate space for the special education programs it houses (students with severe autism, developmental delays, other significant disabilities)
- Expensive to maintain and operate

Multiple Problems at Multiple Schools



West
Elementary



Shawsheen
Preschool

MTG Facility Report identified these as highest priority school buildings to address based on:

- Existing Building Condition
- Educational Suitability
- Grounds Condition
- Technology Readiness

Solution: New Combined WestEl + Shawsheen



Partner with MSBA to Build a Combined New West Elementary and Shawsheen PreK:

- 191,000 square feet located behind current West Elementary (Beacon St)
- Anticipated 50-year building life
- 925 K-5 students plus 130 preschool students, providing needed elementary capacity districtwide
- Low operating costs, Net Zero ready, and LEED Silver certification
- State grant of \$38 million (effective reimbursement rate of 25.4%) toward \$152 million school

Sanborn Rooftop Solar Warrant Articles

Background: Feasibility Study

- Roof at end of life (see Article 23)
- Expected life of new roof matches well with life expected for solar panels (both 25-30 years)
- Material and structural compatibility can be ensured
- Roof space ideal for solar:
 - South-facing
 - Little to no shading
 - Low pitch
 - Little to no HVAC units
- Cadmus Group feasibility study showed solar production potential to be ~ 180% current electricity usage



Site Name	Roof Capacity (kW-DC)	Roof Capacity (kW-AC)	Annual Production (kWh)	Total Panels Installed
Sanborn Elementary	258.3	202.4	332,000	698

Article 17. Authorize Electricity Supply / On-Bill Credit Purchase Agreements at Sanborn School

- Authorizes the School Committee to enter into a long-term power purchase and other related agreement(s) with a third-party developer, and apply any excess renewable electricity generated by the Sanborn rooftop solar system as an on-bill credit and/or solar net metering credit to other Andover School account(s)

This authorizes the Schools to enter into contracts for solar power for 20 years.

Article 18. Authorize Lease of Land/Rooftop Space at Sanborn School for Solar Photovoltaic Facilities

- This article authorizes the School Committee to enter into a long-term rooftop space leasing and other related agreement(s) with a third-party developer for the purpose of designing, constructing and maintaining the Sanborn solar system, installing any related equipment and making any necessary property modifications required for electricity generation, power grid interconnection and on-site power use

This authorizes the School Committee to lease the roof space to a solar developer for 20 years.

Article 19. Authorize Agreements for Payment in Lieu of Taxes at Sanborn School

- This article authorizes the Town to generate revenue in the form of the Payment in Lieu of Taxes (PILOT) from the Sanborn solar development

This authorizes the Town to charge the solar developer a fee in lieu of taxes. The payment will go to the General Fund.



Warrant Article 20: Andover High Design



2021 Annual Town Meeting
Andover High School Facility
Study Committee



Andover High

Originally designed for grades 10 through 12 and **1,200** students

1966 - Main building constructed

1983 - The Collins Center added

1995 - Partial renovation to accommodate grade 9 (started at AHS in 1989) & enrollment up to **1,500**

- Currently, 1,800 students in a school designed for 1,500 (after 1995 addition)
- ***Based upon MSBA standards today the capacity should be 1400 students***
- Space issues will become more acute during peak years with 1,900 students.

Process To-Date

- ***AHS Facility Study Committee established January 2017***
 - Community members with architecture, mechanical system and school building experience; faculty members; principal; student; town manager; liaisons from School Committee, Select Board and Finance Committee
- ***Hired architectural firm HMFH to conduct preliminary feasibility study***
 - Studied and quantified space and overcrowding issues
 - Identified challenges to improving physical environment
 - Developed several preliminary options for community consideration, both renovation and new building construction
- ***AHS has been submitted to highly competitive MSBA program 9 times***
 - latest SOI was not accepted (April 2021)
 - Work to-date will advance the project with or without MSBA partnership

Investment To-Date in Evaluating AHS Options

- Initial \$175,000 funding for Architect work provided by grant from State
- Town Meeting 2019 provided \$160,000 in funding to continue work
 - Full site survey - Wetlands delineation - Geo-technical borings
 - Engineering report - Geo-environmental site assessment
 - Hazardous materials survey
- This warrant article is to consider repurposing existing town funds to continue the analysis of options
- Funds left over from Bancroft building project and unused
 - Reallocation of these funds would have no impact on taxpayer

The Financial Reality: Time *Does* Make a Difference

Savings Is Important

- Construction costs have historically increased 4% to 5% annually
 - Every year delay costs the town \$4 to \$5 million+ for every \$100 million of project cost
- Even if AHS is accepted to MSBA, the value of their reimbursement declines over time:
 - MSBA cap has historically increased only 3% annually
 - Every year, the gap between the MSBA cap and the true cost of construction gets larger and larger, bringing the effective reimbursement down even further

How would funding be used?

- Accelerates AHS project, regardless of path:
 - Allows immediate action in case of MSBA denial (Dec 2021)
 - Provides offset for funds for the MSBA feasibility, if accepted
- Would allow continued progress of the project and evaluation of options:
 - Continued work including furtherance of options for community consideration (toward full schematic design)
 - Refinement of potential solutions based on community feedback
- Could save 6-9 months with a potential saving of \$5-7 million
- Future Town Meeting would still have to approve the project options and cost of construction after schematic design



Thank You



Article 35

Acquisition of 138 & 140 Chandler Road



Article 35

138 & 140 Chandler Road

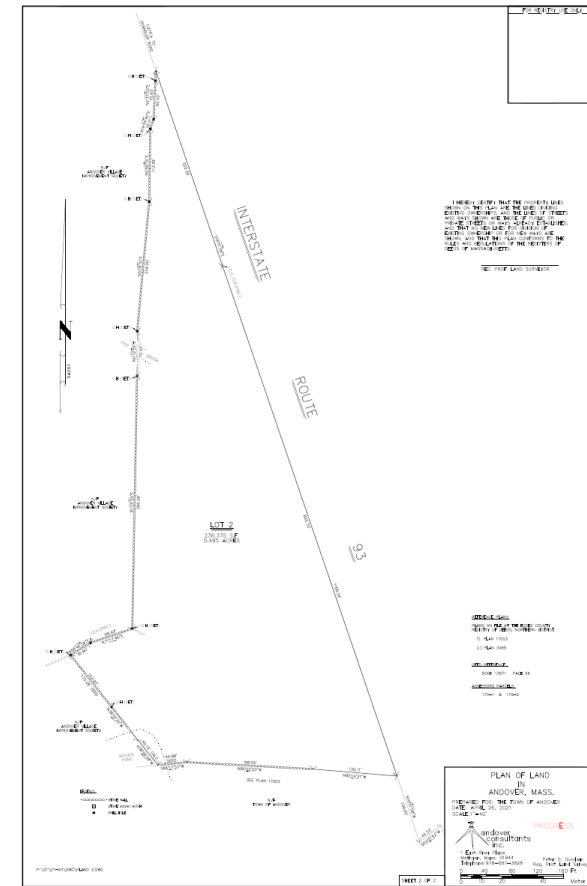
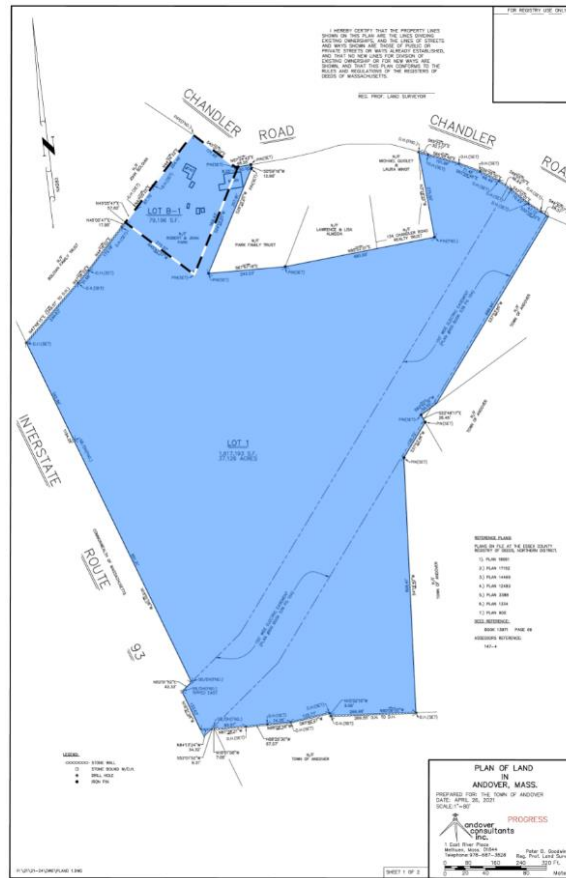
- Known as the Park Family Property
- Unique Property Acquisition
- 44.41 Acres
- Adjacent to other Town of Andover Conservation and AVIS properties



Article 35

138 & 140 Chandler Road

- Includes multiple family parcels
- Town has been in discussion with the Park Family for two years regarding the property
- Town has completed the following:
 - Comprehensive appraisals
 - Phase 1 Environmental Site Assessment
 - Wetlands Delineation
 - Conceptual Site Plan



Article 35

Community Process For Determining Future Uses

Potential Future Uses:

- Multi Purpose Athletic fields
- Conservation Land (open space, walking trails)
- Community Farm/Garden
- Dog Park
- Playground/Tot-Lot
- Tennis / Pickleball
- Picnic Areas
- Educational stations





Funding Plan

- Total Recommended Appropriation: \$4,025,000
 - Land Acquisition - \$3,925,000
 - Associated Costs - \$100,000
 - Land acquisition costs are within the range of the independent appraisal
- Funded through the Capital Improvement Program
 - \$4.025M through combination of Free Cash & Debt Service within 5.72%
 - Annual Tax Impact to Avg. Tax Bill - \$10.42 beginning in FY 2023
 - Debt Service Impacts offset by restructuring of future projects, bond premium and actual interest rates



Question: The Town was supposed to build fields on the Reichhold site in 2001 and did not. Why is this different?

Answer: The proposal from 2001 was dependent on multiple parcels of land being acquired by the Town that did not ultimately happen with the final piece eventually being sold privately. This purchase and sale for the 44.1 acres of the Park Property would be completed at one time with no further acquisitions required.

Question: How much will this purchase raise my tax bill?

Answer: The acquisition of this land will not result in an increase to the average tax bill, because it is funded within the Capital Improvement Program. The amount attributable to the average taxpayer for this land is approximately \$10.42.

Question: Article 35 includes language that states the land can be used for “for municipal purposes” What does this mean?

Answer: At this time the proposal includes recreational amenities as shown in the conceptual design. Should we be successful in acquisition, a comprehensive community process will commence to determine the final design of the repurposing of the Park Property. During that open process, additional community needs may be identified.

Question: How much in annual taxes could the Town collect by a private developer building single family homes?

Answer: Based on the site conditions, the appraiser conservatively estimated the site could accommodate 12 single family homes. Twelve single family homes with an estimated value of \$1,150,000 at the FY21 tax rate of 15.29 would generate \$211,002 in taxes. Assuming 1.2 students per home and Andover’s per pupil spending average of \$19,600 the annual cost to the town would be approximately \$282,240 in school costs. In this scenario, the Town would see a net loss of \$71,238 annually.



Question: Is this land is too close to the highway?

Answer: The site is uniquely situated adjacent to Route 93, with the majority of the common property boundary being within a wetland buffer area. This sensitive land area will afford the Town the ability to enhance this vegetative buffer between Route 93 and future uses for this property. In view of the conceptual site layout, all proposed recreational fields have been sited a sufficient distance away from the existing roadway, with opportunities to enhance said buffer upon development of a final plan for the site.

Question: What is the difference between Article 35 and 36?

Answer: While both promote acquisition of open space, they are different in their intended uses. Article 35 is a unique property acquisition that can accommodate a variety of needs as identified by the community. If not acquired by the Town, it will be sold to a private developer. Article 36 repurposes funds already approved by Town Meeting to enhance the town's open space inventory and trail network. In many cases, Article 36 looks to acquire small parcels or portions of parcels to protect natural resources like the Shawsheen River as well as enhance our trail network.

Question: What due diligence did the Town do to ensure this is a good purchase?

Answer: The Town has completed following comprehensive appraisals of both 138 and 140 Chandler Road, Phase 1 Environmental Site Assessment through CDM, Wetlands Delineation on the Park Property by LEC Environmental and a Site Assessment and Feasibility Study through BSC Group

Question: Could the Town turnaround and sell the property? What would be the process?

Answer: If the Town considered this parcel was no longer needed, we would have to return to town meeting to authorize the sale of the property. This is a similar process to what we just went through with the disposition of the Old Town Yard. It would be a process in which the community would provide input on potential uses and help develop the criteria that would be used in a disposition process.



Article 37– General Bylaw – Outdoor Dining or Retail License Public Property

Approval of Article 37 will continue the dining and retail experience that exists today



Town of Andover



Article 38 – Zoning Bylaw – Outdoor Dining or Retail License Private Property

Approval of Article 38 will continue the dining and retail experience that exists today



Town of Andover

